

September 21, 2007

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

Reference: Alexander Cliffshadows
Variance
APN #137-12-113-031 (Lot 31)

On behalf of Richmond American Homes, we respectfully request your consideration of the attached Variance for the above-listed parcels.

Location: The proposed site is located on Alexander Road and Cliff Shadows Parkway within Section 12, Township 20 South, Range 59 East.

Background: A Site Development Review (SDR-8581) was approved by Planning Commission on September 22, 2005.

Request:

At this time, we are requesting approval of a Variance for lot 31. The stepped retaining wall system along the rear property line was constructed in the wrong location; we are asking that the rear yard setback be reduced to 7' where 10' is required. Richmond American Homes has met with the Homeowners that occupy lots 24-28 directly behind/below the lots in question. The Homeowners of lots 24-28 would like the two retaining walls to stay where they were built to avoid reconstruction of the walls in their rear yards. Lots 24-28 are currently occupied and some of the lots already have full landscaping in their rear yards.

Please place this request for a Variance on the next available Planning Commission agenda. If you have any questions or need additional information, please call me at 932-6125

Sincerely,


Sonia Macias
Project Coordinator

VAR-25011
11/08/07 PC